Brittany Megrath, CCIM
M Square Commercial
702.858.7792
bmegrath@msquarecommercial.com
Nevada Lic. 0144743

2436 E Cheyenne.

$1,495,000
ASKING PRICE · SALE

Call for Pricing
GROUND LEASE

0.42 ac
PARCEL SIZE

80′ tunnel
EXPRESS CONVEYOR

THE OPPORTUNITY

An existing 4-minute express car wash structure on E Cheyenne Avenue. Offered as an opportunity to use the existing improvements, or as a redevelopment site — C-2 General Commercial zoning allows a wide range of commercial uses.



Brittany Megrath, CCIM
Principal · 702.858.7792
bmegrath@msquarecommercial.com
Nevada Real Estate License 0144743

M Square Commercial
2505 Anthem Village Dr, Suite E-545
msquarecommercial.com

Information furnished has been obtained from sources deemed reliable; no warranty is made as to its accuracy. Broker advises independent verification of all terms, zoning, and permitting.

2436 E Cheyenne

NORTH LAS VEGAS 89030

AERIAL

Brittany Megrath, CCIM
M Square Commercial
702.858.7792
bmegrath@msquarecommercial.com
Nevada Lic. 0144743



M SQUARE COMMERCIAL

Information furnished has been obtained from sources deemed reliable; no warranty is made as to its accuracy. Broker advises independent verification of all terms, zoning, and permitting.

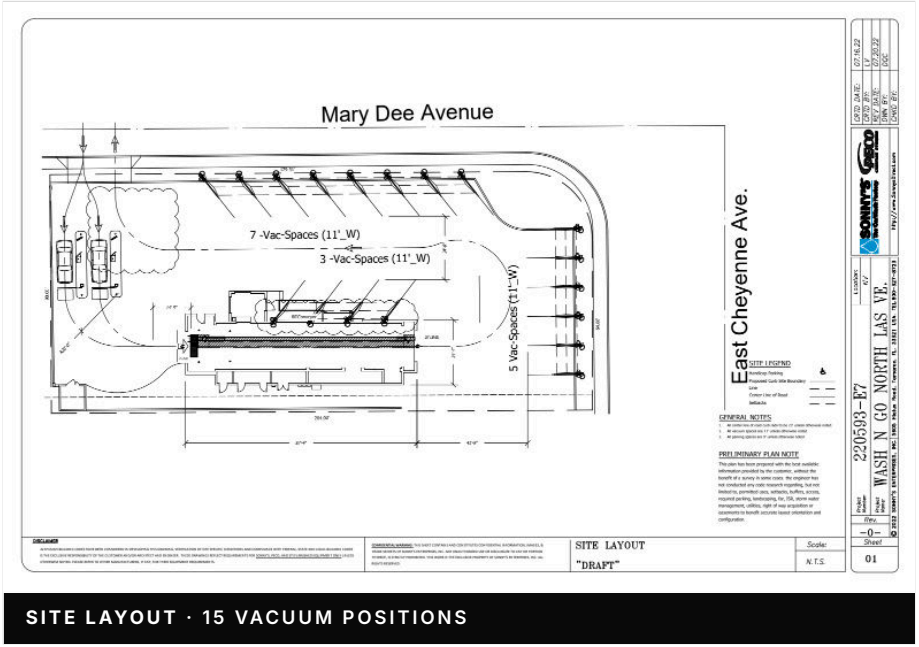
M SQUARE COMMERCIAL

2436 E Cheyenne

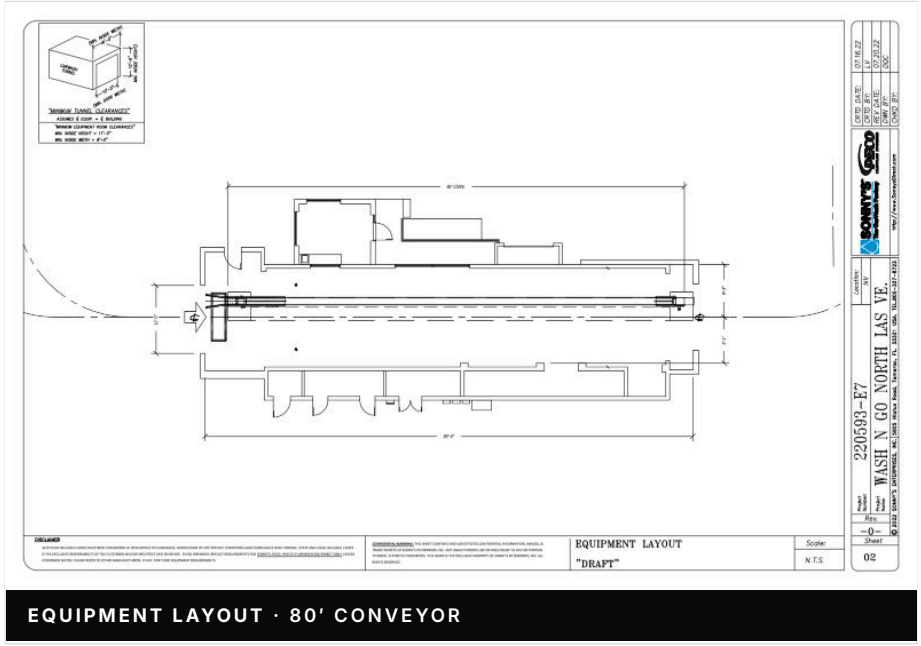
NORTH LAS VEGAS 89030

TUNNEL LAYOUT & SITE PLAN

Brittany Megrath, CCIM
M Square Commercial
702.858.7792
bmegrath@msquarecommercial.com
Nevada Lic. 0144743



SITE LAYOUT · 15 VACUUM POSITIONS



EQUIPMENT LAYOUT · 80′ CONVEYOR

80′	15′-10″	12′-0″	9′-10″	15
CONVEYOR TUNNEL	MIN. INSIDE WIDTH	MIN. INSIDE HEIGHT	MIN. DOOR WIDTH	VACUUM POSITIONS · 7 + 3 + 5 AT 11′ WIDE

PROJECT	220593-E7	SHEET 01	Site Layout	SHEET 02	Equipment Layout	SCALE	N.T.S.

Drawings: Sonny's CarWash Factory · Wash N Go North Las Vegas, NV. Broker advises independent verification of all dimensions and clearances.

M SQUARE COMMERCIAL

Information furnished has been obtained from sources deemed reliable; no warranty is made as to its accuracy. Broker advises independent verification of all terms, zoning, and permitting.

Brittany Megrath, CCIM
M Square Commercial
702.858.7792
bmegrath@msquarecommercial.com
Nevada Lic. 0144743

Car Wash Opportunity

$1,495,000

ASKING PRICE

Fee simple. Use the existing car wash structure, or redevelop the parcel under C-2.

Ownership is open to build-to-suit for qualified redevelopment tenants.

ADDRESS	2436 E Cheyenne Ave, North Las Vegas, NV 89030
PARCEL SIZE	0.42 acres
ZONING	C-2 General Commercial
ZONING AUTHORITY	City of North Las Vegas code, per Clark County GIS
EXISTING STRUCTURE	4-minute express car wash, 80′ conveyor
REDEVELOPMENT	Open to redevelopment · build-to-suit
TOURS	By appointment

100% BONUS DEPRECIATION

Qualifying car wash property — the tunnel, wash equipment and site improvements placed in service — may be eligible for a permanent **100% additional first-year depreciation deduction** for eligible property acquired after January 19, 2025 (IRS Notice 2026-11).

M Square Commercial does not provide tax, legal or accounting advice. Qualification depends on your entity structure, basis, placed-in-service date and use — **consult a CPA or tax advisor** before relying on any depreciation treatment.

FOR MORE INFORMATION

702.858.7792
Brittany Megrath, CCIM · bmegrath@msquarecommercial.com

2026 Demographics

1-MILE · 3-MILE · 5-MILE

METRIC	1-MILE	3-MILE	5-MILE
Population	18,414	172,310	478,457
Households	5,301	52,916	158,266
Avg HH Income	$62,398	$75,559	$85,230
Median HH Income	$52,503	$62,444	$68,738
Per Capita Income	$18,204	$23,362	$28,299
Median Age	29.2	31.0	32.6
Total Employees	4,013	48,397	130,874

Source: Sites USA / Applied Geographic Solutions, 5/2026, weighted block-group centroid at 36.2181, −115.1171.



2436 E CHEYENNE AVE · EXPRESS TUNNEL & FACADE

Information furnished has been obtained from sources deemed reliable; no warranty is made as to its accuracy. Broker advises independent verification of all terms, zoning, and permitting.